



Hall County Government

PLANNING AND ZONING

MEMORANDUM

Date: April 10, 2026

To: Doug McDaniel, Property Owner
David Williams, Deaton Ridge Properties LLC

From: Katie Ahmed, Planning & Zoning Director

CC: John Gentry, Assistant County Administrator
Jorge Gomez, Director of Public Works & Utilities

RE: 5831 Hilltop Drive – Interpretation of Conditions

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PLANNING AND ZONING
DIRECTOR
Katie G. Ahmed

The purpose of this Memorandum is to clarify the conditions of approval associated with the June 24, 1999, rezoning of 5831 Hilltop Drive, which expanded the Light Industrial zoning designation from 1 acre, approved in 1971, to approximately 3.86 acres to allow a wholesale printing business.

Business License records indicate that a concrete manufacturing/cast stone operation has been active on the site since 2002.

The property changed ownership after the rezoning, and the original conditions were never fulfilled. With the site now listed for sale, clarification is needed to ensure that any new business seeking to occupy the property understands the applicable standards and outstanding requirements tied to the rezoning.

Applicable Conditions:

Condition 1: The applicant shall improve Hilltop Drive and establish a buffer along the residential properties.

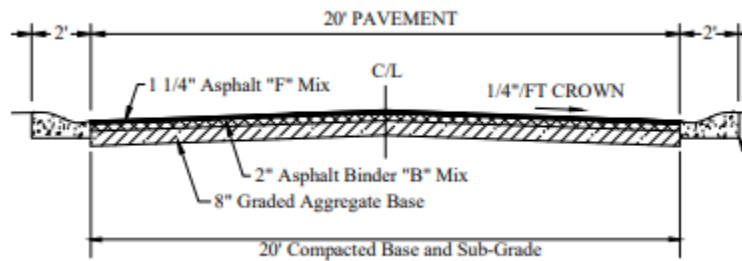
- See interpretations in Conditions 2 and 3 below.

Condition 2: The improvements to Hilltop Drive shall be determined by the County Traffic Engineer.

- Determination of the required improvements shall be made by the Director of Public Works and Utilities.
- Hilltop Drive is a non-County maintained right-of-way with a width of 30 feet. This width has remained unchanged since the establishment of the Light Industrial zoning in 1971 and the subsequent expansion in 1999. As a result, improvements are limited to the existing 30-foot right-of-way width.
- Although this right-of-way width does not meet current standards, requiring full compliance would be impractical and likely unenforceable due to the significant impacts widening would have on adjacent

properties and the property owner's/applicant's lack of condemnation authority.

- Within the 30-foot right-of-way, the following improvement standard is considered acceptable:
 - 20 feet of pavement, constructed per the typical section below
 - L Back or rolled curb may be used
 - Shoulders must be graded to tie into existing grades within or at the right-of-way line.
 - Coordination with Georgia Department of Transportation at Hilltop Drive's intersection with Atlanta Highway (SR 13).



Condition 3: The buffers along the residential property shall be determined by the planning department staff.

- Where Industrial Uses with outdoor activity abut a residential district or use, a minimum 50-foot undisturbed vegetated buffer is required (UDC Sections 8.2.3 and 8.2.4).
- This buffer is required along the north, west, and south property lines where the site abuts residentially zoned parcels.
- In any location where the buffer is deficient, the full 50-foot width shall be restored and supplemented with plantings in accordance with County standards.

No site improvements or new business license may be approved until these conditions are either fully satisfied or formally amended through an application approved by the Board of Commissioners. Compliance will require engineered road improvement plans submitted as part of a Land Disturbance Permit to the Hall County Public Works Department to include professionally prepared landscape plans.